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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Rachelle Grace Fletcher, 1724 150th Avenue, Manchester, IA 52057

Return Document To: Rachelle Grace Fletcher, 1724 150th Avenue, Manchester, IA 52057

Grantors: Curtis A. Andreasen and Nancie L. Andreasen

Grantees: Rachelle Grace Fletcher

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Ten Thousand Dollar(s) and other valuable consideration, Curtis A. Andreasen and Nancie L. Andreasen, husband and wife, do hereby Convey to Rachelle Grace Fletcher, a single person the following described real estate in Delaware County, Iowa:

Parcel A of Plat Of Survey In NW¼ NW¼ Of Section 12-89-6, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 94

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 01/16/2024

Curtis A. Andreasen, Grantor

Rd/C AS36... exp 2/16/31

Nancie L. Andreasen, Grantor

Rd/C AS36... exp 1/7/32

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on JANUARY 16, 2024 by Curtis A. Andreasen and Nancie L. Andreasen.

Signature of Notary Public NEIL A VAUGHAN

